



**City of
Santa Clara**
The Center of What's Possible

NOTICE

NOTICE OF AVAILABILITY
for Public Review of an Environmental Impact Report, and
NOTICE OF GENERAL PLAN AMENDMENT
Distribution Date: November 17, 2015

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **45-day public review period** for an Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA)

Project title: **Mission Town Center**
File: PLN2015-10980, PLN2015-10981, PLN2015-10982, PLN2015-10983, CEQ2015-01188 and SCH#2015032076
Location: 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, and 060;
Applicant: Carlene Matchniff, Irvine Company
Owner: Irvine Company
Request: The project proposes to demolish the existing structures on the project site and construct a mixed-use residential development project that would consist of up to 385 apartment units, approximately 10,000 gsf of conditioned amenity and leasing space, and three distinct private open space areas. The proposed project also includes approximately 27,000 gsf of ground floor retail. The residential portion of the project would have an overall density of approximately 67 dwelling units per acre. The proposed project would consist of a three- to five-story structure and that would range in height from approximately 48 to 80 feet. Parking would be provided in a six-story parking structure with five levels of above-grade and one level of below-grade parking. The parking structure would be located in the center of the project site and wrapped by the proposed residential and retail uses. Access to the parking structure would be provided from Benton Street and El Camino Real. Other infrastructure improvements (i.e., sewer, water, and storm drainage) needed to serve the proposed project would also be constructed.

The proposal includes changing the General Plan land designation on the project site to Very High Density Residential (51-90 du/acre). The General Plan Amendment proposes to add text to define this land use designation and to add a policy allowing limited neighborhood commercial in the Santa Clara Station Very High Density Residential land use designation.

ENVIRONMENTAL IMPACT REPORT DETERMINATION

Based on the conclusions in the Draft EIR, implementation of the proposed project would result in Significant Unavoidable project-level impacts with regard to historic and cultural resources, and traffic, and Significant Unavoidable cumulative impacts with regard to historic and cultural resources, and traffic. All other significant impacts of the project would be mitigated to a less than significant level by the mitigation measures included in the Draft EIR.



AVAILABILITY OF DOCUMENTS: The City has prepared a Draft EIR which is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue, and the Central Library at 2635 Homestead Road, both of which are located in the City of Santa Clara. The document is also available online at www.santaclaraca.gov/CEQA.

PUBLIC COMMENT PERIOD: The public comment period on the Draft EIR and General Plan Amendment will extend for 45 days, **beginning on Tuesday, November 17, 2015 and ending on Monday, January 4, 2016.** Comments that are received on the Draft EIR will be addressed and included in the Final EIR (FEIR). All comments must be submitted in writing on or before the end of the public comment period. Written comments on the Draft EIR and General Plan Amendment should be submitted no later than 5:00 PM on January 4, 2016 to:

Lead Agency: City of Santa Clara Planning Division
 Contact: Yen Han Chen, Associate Planner, Email: YChen@santaclaraca.gov
 1500 Warburton Avenue, Santa Clara, CA 95050
 Phone (408) 615-2450, Fax: (408)247-9857

Public Meeting Schedule (Tentative): The City of Santa Clara Planning Commission will hold a public meeting on the EIR and related development applications. This Meeting will be separately noticed and is anticipated for January 27, 2016. Following the conclusion of the Commission meeting, the EIR and related development applications will be tentatively scheduled for consideration and action by the City Council at a public meeting on February 9, 2016. Planning Commission and City Council meetings start at 7:00 PM in the Santa Clara Council Chambers, 1500 Warburton Avenue, Santa Clara. Interested Parties should call the Santa Clara Planning Department at (408) 615-2450 to confirm meeting agendas, times and dates. Confirmed public hearing dates will be posted on the City's website at: www.santaclaraca.gov.

Kevin L. Riley 
 Director of Planning & Inspection, City of Santa Clara

Date November 16, 2015